

SPECIAL ORDINANCE NO. 16, 2011

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

=====
Common Address of lot to be rezoned:

1607 N. 30th Street, Terre Haute, IN 47804
=====

Rezone From: R-1 – Single Family Residence District

Rezone To: R-2 – Two Family Residence District

Proposed Use: Duplexes

Name of Owner: Wallace Building Contractors, Inc.

Address of Owner: 2140 5th Ave.
Terre Haute, IN 47807

Phone Number of Owner: (812) 249-8757

Attorney Representing Owner: Richard J. Shagley II

Address of Attorney: P.O. Box 9849, Terre Haute, IN 47808

For Information Contact: ☐ Owner ☒ Attorney

Council Sponsor: Norm Loudermilk
=====

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

FILED

MAY 09 2011

SPECIAL ORDINANCE NO. 16, 2011

CITY CLERK

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled "An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations".

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute" of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

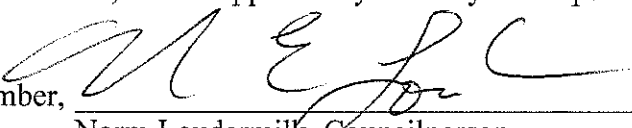
Lots Numbers Six Hundred Sixty-nine (669) and Six Hundred Seventy (670) in Sheridan Park, a subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33 of the records in the Recorder's Office of Vigo County, Indiana.

Commonly known as 1607 N. 30th Street, Terre Haute, Indiana.

be and the same is, hereby established as a R-2 Two Family Residential District, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise.

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of the City of Terre Haute, and its approval by the Mayor and publication as by law provided.

Presented by Council Member,


Norm Loudermilk, Councilperson

Passed in open Council this ____ day of June, 2011.

John Mullican, President

ATTEST:

Charles P. Hanley, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this ____ day of June, 2011.

Charles P. Hanley, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this ____ day of June, 2011.

Duke A. Bennett, Mayor

ATTEST:

Charles P. Hanley, City Clerk

This instrument prepared by Richard J. Shagley, II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47808.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Richard J. Shagley II

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA;

and THE PRESIDENT AND MEMBERS OF THE AREA PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, James C. Wallace, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lots Numbers Six Hundred Sixty-nine (669) and Six Hundred Seventy (670) in Sheridan Park, a subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33 of the records in the Recorder's Office of Vigo County, Indiana.

Commonly known as 1607 N. 30th Street, Terre Haute, Indiana.

Your Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute", as amended, the above described real estate is now zoned as R-1 Single Family Residential District.

Your Petitioner would respectfully state that the real estate is now and has been used as a Single Family Residential home. Your Petitioner intends to use the real estate to build duplexes.

Your Petitioner would request that the real estate described herein shall be zoned as a R-2 District to allow for the use as proposed by the Petitioner. Your Petitioner would allege that the R-2 Two Family Residential District would not alter the general characteristics of this neighborhood, since the real estate is in a mixed residential area.

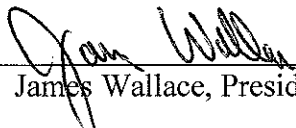
Your Petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the area.

WHEREFORE, your Petitioner respectfully requests that the Area Planning Commission and the Common Council of the City of Terre Haute, Indiana favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code entitled The Comprehensive Zoning Ordinance for Terre Haute, Section 10-121 District Maps and declaring the above-described real estate to be part of the R-2 Two Family Residential District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

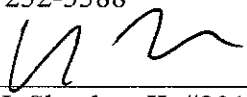
IN WITNESS WHEREOF, the undersigned Petitioner has executed this Petition to Rezone Real Property this _____ day of May, 2011.

PETITIONER:

WALLACE BUILDING CONTRACTORS, INC.

By:  _____
James Wallace, President

WRIGHT, SHAGLEY & LOWERY, P.C.
500 Ohio Street, P.O. Box 9849
Terre Haute, IN 47808
Phone: (812) 232-3388

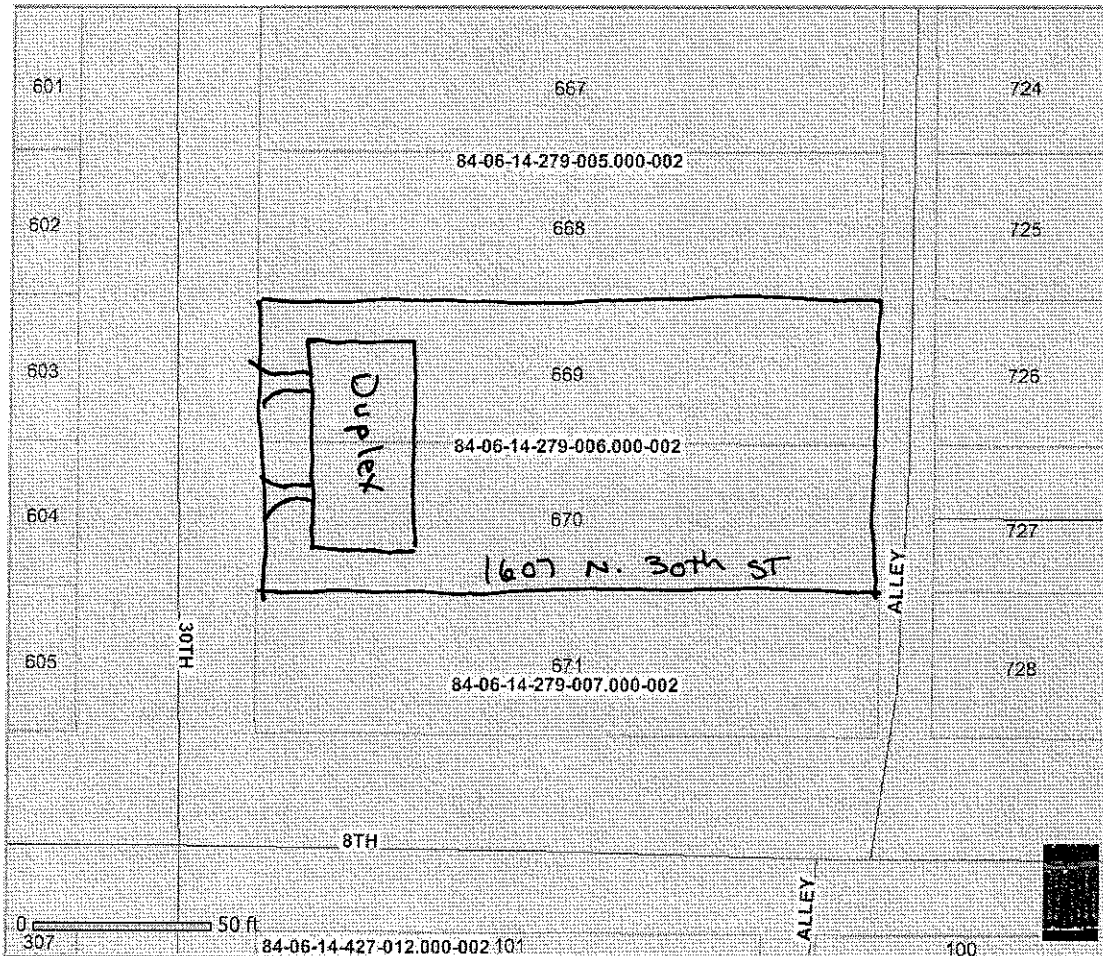
BY:  _____
Richard J. Shagley, II, #23135-84
Attorneys for Petitioner

The owner and mailing address: Wallace Building Contractors, Inc., 2140 5th Avenue, Terre Haute, IN 47807.

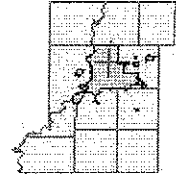
This instrument prepared by Richard J. Shagley, II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47808.

Site Plan








Date Created: 5/9/2011
Map Scale: 1 in = 50 ft



Overview



Legend

-  Road Centerlines
-  Parcels
-  Lots
-  Blocks
-  Sections
-  Political Townships
-  Corporate Limits

North
↑

Parcel ID	84-06-14-279-002.000-002	Alternate ID	118-06-14-279-002	Owner Address	WALLACE BUILDING CONTRACTORS INC
Sec/Twp/Rng		Class	Res Condo platted lot		2140 5TH AVE
Property Address	1719 N 30TH ST TERRE HAUTE	Acreage	0.00		TERRE HAUTE, IN 47807
District	002 HARRISON				
Brief Tax Description	SHERIDAN PARK (1719 N 30TH) D-423/419 D- 393/417 14-12-9 LOTS 658-660 (Note: Not to be used on legal documents)				

Last Data Upload: 5/7/2011 12:56:53 AM



developed by
The Schneider Corporation
www.schneidercorp.com

STATE OF INDIANA)
COUNTY OF VIGO) SS:

AFFIDAVIT

Comes now James Wallace, being duly sworn upon his oath, deposes and says:

1. That Wallace Building Contractors, Inc., is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lots Numbers Six Hundred Sixty-nine (669) and Six Hundred Seventy (670) in Sheridan Park, a subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33 of the records in the Recorder's Office of Vigo County, Indiana.

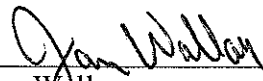
Commonly known as 1607 N. 30th Street, Terre Haute, Indiana.

2. That a copy of the Quitclaim Deed, dated March 31, 2010, and recorded in the records of the Recorder's Office of Vigo County, Indiana, transferring fee simple title to Affiant, is attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that Wallace Building Contractors, Inc., is the owner of record of the above-described real estate for which a proposed change to the zoning map of the City of Terre Haute, Indiana, has been filed and to induce the Common Council of the City of Terre Haute, Indiana, to accept the Petition to Rezone Real Property as filed by Wallace Building Contractors, Inc.

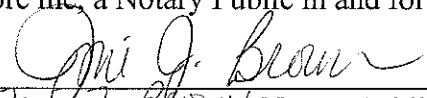
4. Further, Affiant saith not.

Dated at Terre Haute, Indiana this 5 day of May, 2011.


James Wallace

STATE OF INDIANA, COUNTY OF VIGO, SS:

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 5 day of May, 2011.


_____, Notary Public
My County of Residence: Clay

My Commission expires:

1-20-2018

This instrument prepared by Richard J. Shagley II, Attorney At Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, IN 47808.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2010003746 00 \$18.00
04/01/2010 02:08:06P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



APR 01 2010

EXEMPT FROM DISCLOSURE

QUIT CLAIM DEED

Timothy M. Allsup
VIGO COUNTY AUDITOR

THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, **RELEASES AND QUIT CLAIMS** to **WALLACE BUILDING CONTRACTORS, INC.**, as Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lots Number Eight hundred fifty-six (856) and Eight hundred fifty-seven (857) in Sheridan Park, a Subdivision in the North East quarter of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, as per recorded Plat in Plat Record 13, Page 33, of the Records in the Recorder's Office of Vigo County, Indiana.

Tax Parcel #84-06-14-283-007.000-002

Lots Numbers Six Hundred Sixty-nine (669) and Six Hundred Seventy (670) in Sheridan Park, a subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33 of the records in the Recorder's Office of Vigo County, Indiana.

Tax Parcel #84-06-14-279-006.000-002

Lots 661, 662 and 663, in Sheridan Park, a Subdivision in the North East Quarter of Section 14, Township 12 North, Range 9 West, as per recorded Plat in Plat Record 13, Page 33, of the records in the Recorder's Office of Vigo County, Indiana.

Tax Parcel #84-06-14-279-003.000-002

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

All property taxes, liens, and assessments shall be paid before the date causing the payment to be delinquent.

The property must be maintained in compliance with any city ordinance concerning trash, weeds, or junk cars after 60 days from the date of this deed.

The property may not be used for the purposes of raising, breeding, or otherwise maintaining livestock, horses, poultry, swine, nor for the use of a kennel.

Approval of an occupancy permit or completion of the agreed construction must be done within one (1) year from the date of this deed.

2

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of
Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this
31st day of March, 2010.

**City of Terre Haute for the use and benefit
of its Department of Redevelopment**

By: David I. Heath
David I. Heath, President

ATTEST:

By:

Jim L. Nichols, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me the undersigned, a Notary Public, in and for said County and State, this
31st day of March, 2010, personally appeared the within David I. Heath and
Jim L. Nichols, the President and Secretary respectively, of the City of Terre Haute for the use
and benefit of its Department of Redevelopment, Grantor in the above conveyance, and
acknowledged the execution of the same to be their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my
official seal.

H. DEAN BRANSON
H. DEAN BRANSON, Notary Public

My Commission Expires: 2-28-2015 County of Residence: VIGO

We affirm, under the penalties for perjury, that we have taken reasonable care to
redact each Social Security number in this document, unless required by law.

David I. Heath
David I. Heath, President

Jim L. Nichols
Jim L. Nichols, Secretary

Grantee's name and address: Wallace Building Contractors, Inc. 2140 5th Avenue, Terre Haute, IN 47807

*This instrument prepared by City Attorney Chou-il Lee, Legal Department, 17 Harding
Avenue, Terre Haute, IN, 47807 (812) 232-2508.*

Receipt

The following was paid to the City of Terre Haute, Controller's Office.

Date: May 9, 2011

Name: Wright, Shosley & Lowery

Reason: Jim Wallace - rezoning

**TERRE HAUTE, IN
PAID**

Cash: _____

MAY. 09 2011

Check: 1145⁰⁰ CK# 58797

CONTROLLER

Credit: _____

Total: 1145⁰⁰

Received By: M. Lowery/LE